003.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	959,800	/	959,800
USE VALUE:	959,800	/	959,800
ASSESSED:	959,800	/	959,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY PATRICIA A /TRS
Owner 2:	KELLY FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	25 EGERTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLY PATRICIA ANN & -
Owner 2:	KELLY JOHN PATRICK -
Street 1:	25 EGERTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .074 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2951 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	3235.000	546,200		413,600	959,800
Total Card	0.074	546,200		413,600	959,800
Total Parcel	0.074	546,200		413,600	959,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.30 | /Parcel: 325.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	546,200	0	3,235.	413,600	959,800		Year end	12/23/2021
2021	105	FV	522,400	0	3,235.	413,600	936,000		Year End Roll	12/10/2020
2020	105	FV	522,600	0	3,235.	413,600	936,200	936,200	Year End Roll	12/18/2019
2019	105	FV	403,600	0	3,235.	439,500	843,100	843,100	Year End Roll	1/3/2019
2018	105	FV	403,600	0	3,235.	320,600	724,200	724,200	Year End Roll	12/20/2017
2017	105	FV	356,000	0	3,235.	279,200	635,200	635,200	Year End Roll	1/3/2017
2016	105	FV	356,000	0	3,235.	237,800	593,800	593,800	Year End	1/4/2016
2015	105	FV	319,200	0	3,235.	232,700	551,900	551,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 220

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PATRICIA	1418-35		6/25/2012	Convenience	1	No	No		John P Kelly D.O.D. 1/22/2015.
CUMMINGS HELEN	1403-81		8/1/2011	Family	1	No	No		
	678-20		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/1995	588	Siding	7,800					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Meas/Inspect	189	PATRIOT
4/22/2000	Inspected	276	PATRIOT
9/20/1999	Mailer Sent		
9/10/1999	Measured	256	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		3235		Sq. Ft.	Site		0	80.	1.60	1									413,640						413,600	

Total AC/HA: 0.07427 | Total SF/SM: 3235 | Parcel LUC: 105 Three Fam. | Prime NB Desc: ARLINGTON | Total: 413,640 | Spl Credit: | Total: 413,600

PRINT

Date	Time
12/29/21	18:12:18

LAST REV

Date	Time
11/17/21	09:54:30

mmcmakin

User Acct: 2204

GIS Ref:

GIS Ref:

Insp Date: 08/31/17

!220!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	2204
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00587189
Const Adj.:	0.97806144
Adj $ / SQ:	177.085
Other Features:	144250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	742115
Depreciation:	195918
Depreciated Total:	546197

COMMENTS

RE-CHK COND 2001 SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

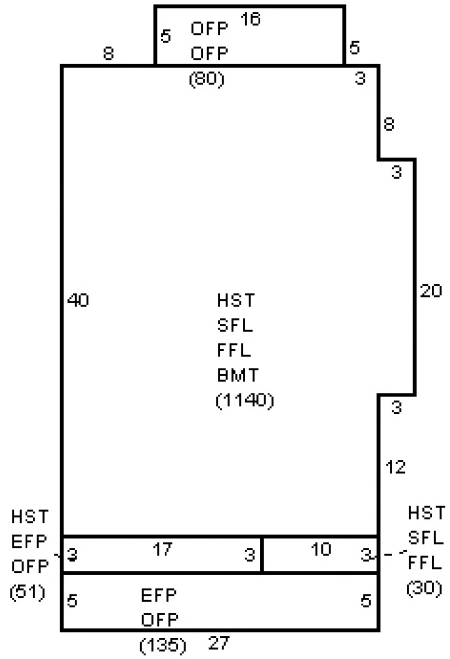
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.08
Special Features:	0	Val/Su Net:	118.15
Final Total:	546200	Val/Su SzAd	185.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,170	177.080	207,189
SFL	Second Floor	1,170	177.080	207,189
BMT	Basement	1,140	53.130	60,563
HST	Half Story	611	177.080	108,110
OFP	Open Porch	346	20.800	7,198
EFP	Enclos Porch	186	40.940	7,616

	Net Sketched Area:	4,623		Total:	597,865
Size Ad	2950.5	Gross Area	5233	FinArea	2951

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc